



PALM BEACH BLVD. - AADT 35,500±

OLD OLGA ROAD

LSI
COMPANIES

OFFERING MEMORANDUM

16401 PALM BEACH BOULEVARD

2.09± ACRES VACANT COMMERCIAL PROPERTY - ALVA, FL

PROPERTY SUMMARY

Property Address: 16401 Palm Beach Blvd.
Alva, FL 33920

County: Lee

Property Type: Commercial Land

Property Size: 2.09± Acres

Parcels: 2

Zoning: Commercial Planned Development (CPD)

Future Land Use: Rural

Tax Information: \$5,412.07 (2025)

STRAP Number(s): 23-43-26-00-00011.0010;
23-43-26-00-00005.0000;

LIST PRICE:

\$750,000

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Alex Henderson, CCIM
Senior Broker Associate



Max Molloy, CCIM
Senior Broker Associate



Sawyer Gregory
Sales Associate



DIRECT ALL OFFERS TO:

Alex Henderson, CCIM - ahenderson@lsicompanies.com

Max Molloy, CCIM - mmolloy@lsicompanies.com

Sawyer Gregory - sgregory@lsicompanies.com

(239) 489-4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY



16401 Palm Beach Blvd consists of 2.09± acres of CPD zoned land with direct frontage along Palm Beach Boulevard. The property benefits from close proximity to a strong mix of commercial development, including a Publix anchored shopping center, multiple retail and commercial users, Riverdale High School, and River Hall, a growing master-planned community planned for over 2,695 homes, with more than 1,500 already constructed.

The CPD zoning allows for a wide range of commercial uses, including but not limited to administrative offices, financial institutions, essential services, medical office, and indoor storage. The CPD also permits a maximum buildable area of up to 14,350± Sq. Ft.

PROPERTY HIGHLIGHTS

- 600± feet of direct frontage on Palm Beach Boulevard
- CPD allows for up to 14,350 Sq. Ft. of floor area across both parcels, permitting a large list of approved uses.
- Close proximity to a host of commercial activity as well as many residential developments including River Hall, planned for 2,695 residences.
- The site is positioned directly along the primary thoroughfare serving traffic to eastern counties, including Hendry and Glades County.
- There are 2 Single Family homes on site. One is vacant, and one is rented month-to-month. All homes are on county water and septic.



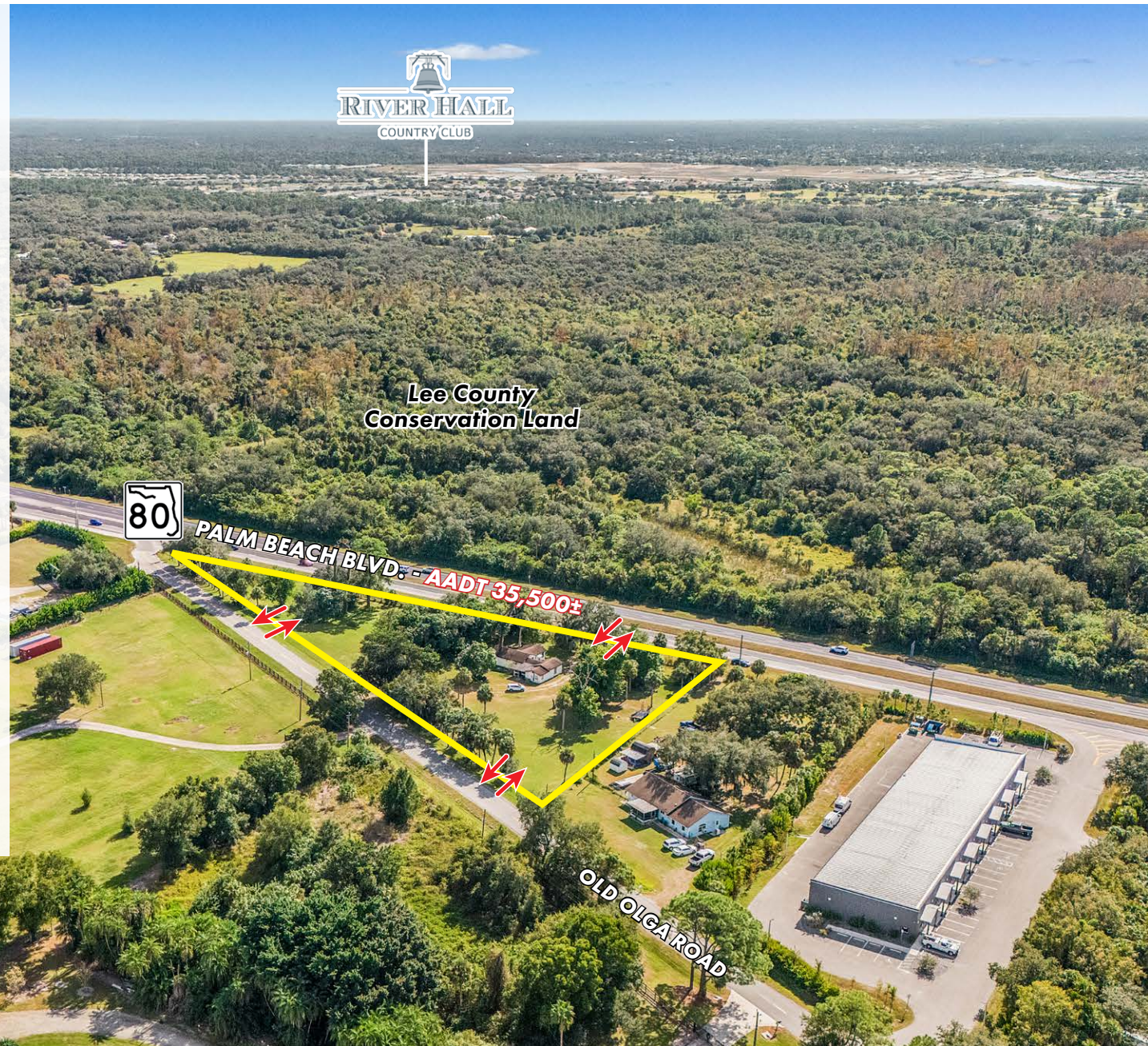
CPD: The project is limited to 2 buildings not to exceed 14,350± Sq. Ft. of floor area.

SCHEDULE OF USES:

- Administrative Offices
(only as accessory to another approved use)
- Banks and Financial Establishments
Groups I and II
- Business Services – Groups I and II
- Drive-Thru Facility
- EMS, Fire or Sheriff's Station
- Essential Services
- Food Stores – Group I Only
- Hardware Store
- Lawn and Garden Supply Stores
- Medical Offices
- Restaurants – Groups II and III
- Storage – Indoor Only
(as accessory to another approved use)

MINIMUM COMMON OPEN SPACE:

- Prior to local development order approval, the development order plans must delineate a minimum of 1.0 acres of common open space.



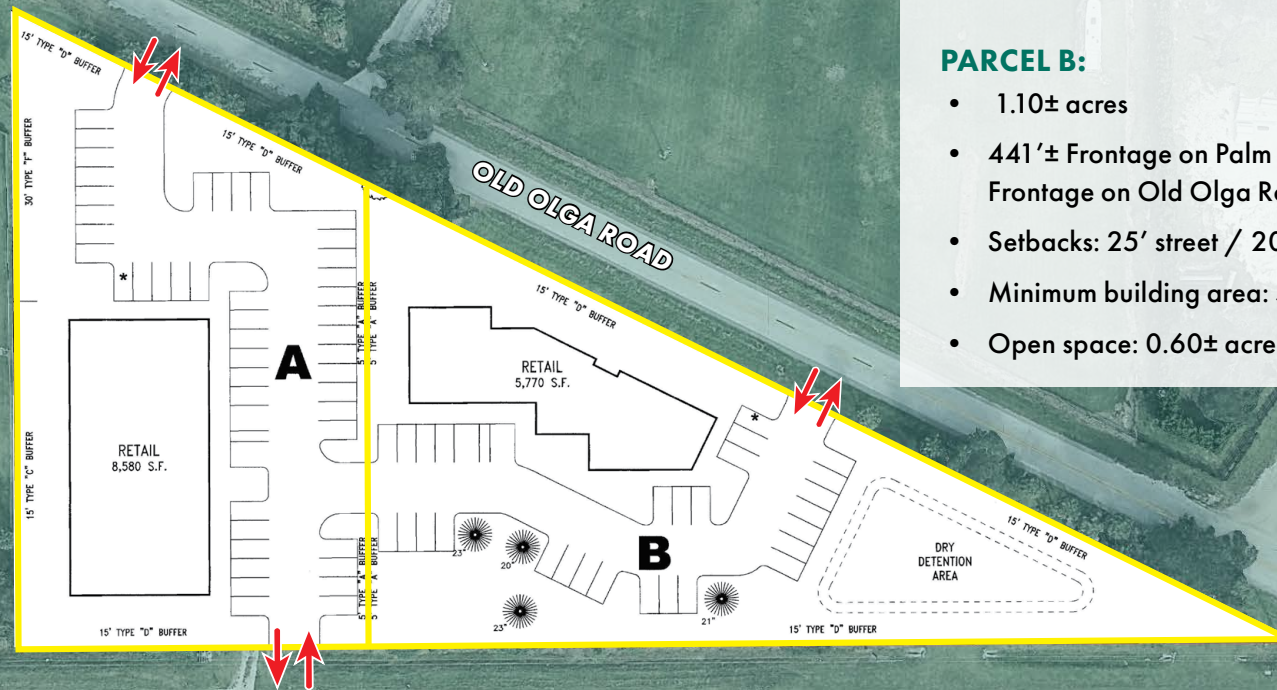
CONCEPTUAL SITE PLAN

PARCEL A:

- 0.99± acres
- 165'± Frontage on Palm Beach Blvd. & 190'± Frontage on Old Olga Road
- Setbacks: 25' street / 20' side
- Minimum building area: 8,580 SF
- Open space: 0.40 acres

PARCEL B:

- 1.10± acres
- 441'± Frontage on Palm Beach Blvd & 487'± Frontage on Old Olga Road
- Setbacks: 25' street / 20' side
- Minimum building area: 5,770 Sq. Ft.
- Open space: 0.60± acres



PALM BEACH BLVD. - AADT 35,500±



Caloosahatchee River

WERNER DRIVE

80

PALM BEACH BLVD. - AADT 35,500±

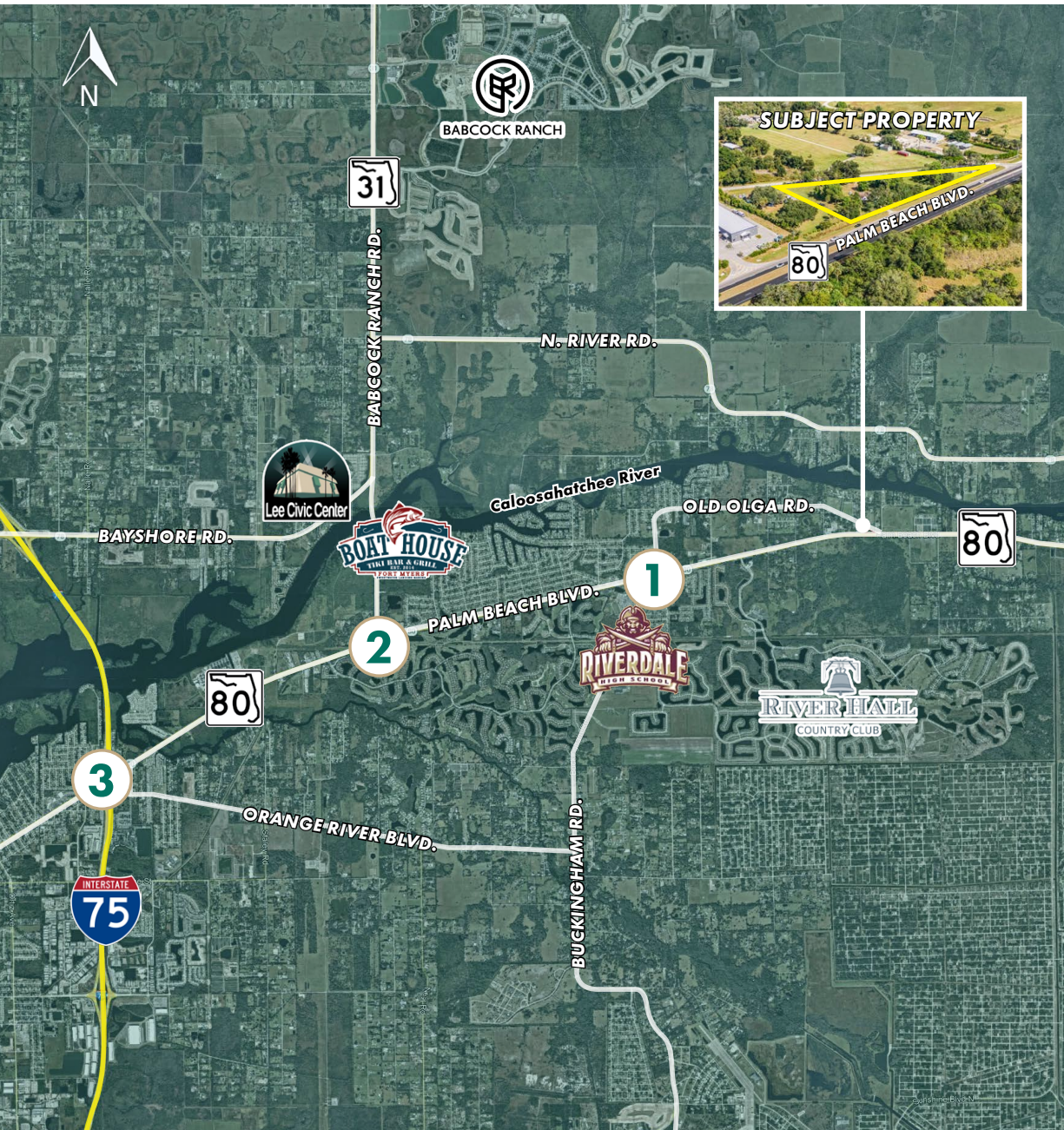
OLD OLCA ROAD



PROPERTY AERIAL



RETAIL MAP



1. RIVERDALE SHOPPING CENTER



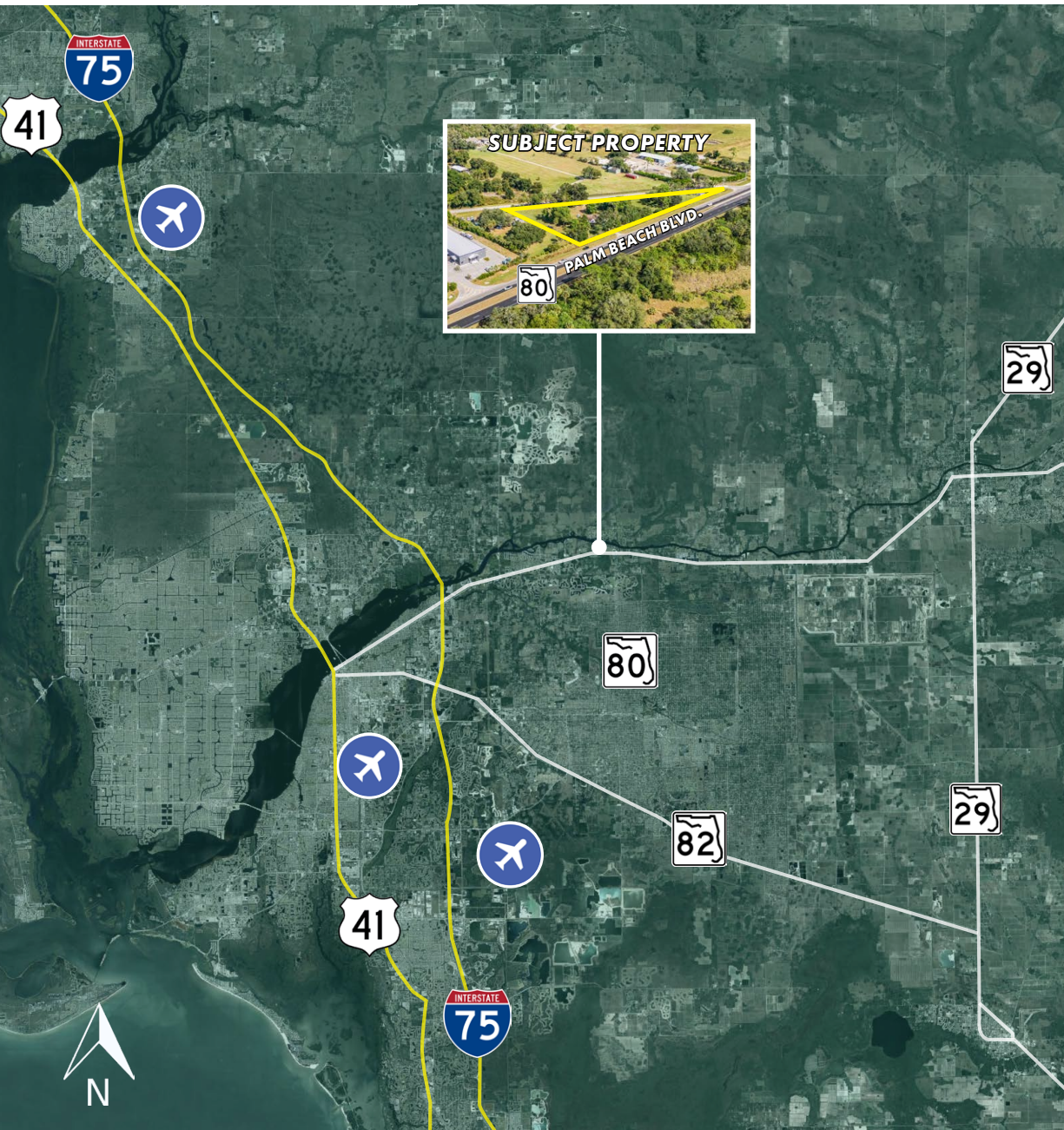
2. THE SHOPS AT VERANDAH



2. PALM BEACH BLVD. (I-75 EXIT 141)



LOCATION



1 MILE RADIUS

POPULATION



732

HOUSEHOLDS



310

MEDIAN INCOME



\$101,008

3 MILE RADIUS

POPULATION



17,232

HOUSEHOLDS



6,813

MEDIAN INCOME



\$91,740

5 MILE RADIUS

POPULATION



32,632

HOUSEHOLDS



12,575

MEDIAN INCOME



\$85,733

LOCATION HIGHLIGHTS

- 1.1 miles to River Hall
- 1.8 miles to Publix Shopping Center
- 1.9 miles to Buckingham Road
- 2.2 miles to Riverdale High School
- 4.4 miles to State Road 31 (Babcock Ranch Rd.)
- 6.8 miles to I-75



LSI
COMPANIES
LSICOMPANIES.COM

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.